GUNNISON COUNTY PLANNING COMMISSION
PRELIMINARY AGENDA: Friday, April 3, 2015

8:45 a.m.
- **Call to order; determine quorum**
- **Approval of Minutes**
- **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are <u>not scheduled on the day's agenda.</u>

9:00 a.m. **Board of County Commissioners/Planning Commission Joint Meeting:**
- Comprehensive Development Plan – Oil and Gas Operations
- Update - current LUR amendments
- Update - Long Range Planning Projects

10:00 a.m. **Red Feather Ranch Subdivision, Michael and Renee Wright**, work session/no action, request is for the subdivision of 18.9-acres into three single-family residential lots. The project is located approximately one mile southeast of the Town of Crested Butte, southeast of County Road 738 (Brush Creek Road), legally described as the S1/2SE1/4NE1/4 Section 12, Township 14 South, Range 86 West, 6th P.M. **Application #LUC-14-00011**

11:00 a.m. **Red Feather Ranch Subdivision, Michael and Renee Wright**, site visit/no action, on-site at Wright Ranch Road at approx.11:00 a.m.

1:15 p.m. **Vista Busineess Park, Preliminary Plan, Hal Hearne,** work session/no action, request is for the subdivision of 13 lots, approximately 1.1 t0 2.5 acres in size, to be developed as an industrial and commercial development, with ancillary residential use on some lots. The subject property is 28 acres, adjacent to Highway 50, approximately 4 miles east of the City of Gunnison. **LUC-11-00035**.

Adjourn

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 3, 2015
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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton
Vice-Chairman- Jeremy Rubingh
Commissioner- A.J. Cattles
Commissioner-Tom Venard
Alternate Commissioner- Molly Mugglestone
Alternate Commissioner- John Messner

Director of Community Development- Russ Forrest
Assistant Director of Community Development- Neal Starkebaum
Community Development Planner-Cathie Pagano
Community Development Services Manager-Beth Baker
Others present as listed in text

Absent; Commissioner -Jack Diani

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With a quorum present Chairman Kent Fulton opened the April 3, 2015, regular meeting of the Planning Commission.

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Moved by Venard seconded by Cattles to approve the March 6, 2015 PC Meeting Minutes as amended. The motion passed unanimously.

Moved by Cattles seconded by Venard to approve the March 20, 2015 PC Meeting Minutes as amended. The motion passed unanimously.

Unscheduled Citizen: Butch Clark let the commissioners know there are many references for investigating fracking.

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8:58:22 AM **Board of County Commissioners/Planning Commission Joint Meeting:**

- Comprehensive Development Plan – Oil and Gas Operations
- Update - current LUR amendments
- Update - Long Range Planning Projects

With a quorum present Chairman Fulton opened the work session.

Present representing the Planning Commission; Kent Fulton, Jeremy Rubingh, Tom Venard, A.J. Cattles, Molly Mugglestone and John Messner.

Present representing the Board of County Commissioners; Paula Swenson, Phil Chamberland and Jonathan Houck.

Present representing County staff; County Manager Matthew Birnie, County Attorney David Baumgarten, GIS Coordinator Mike Pelletier, Director of Community Development Russ Forrest, Assistant Director of Community Development Neal Starkebaum, Senior Planner Cathie Pagano, and Administrative Service Manager Beth Baker

Comprehensive Development Plan- Oil and Gas Operations
County Manager, Matthew Birnie explained the history of the County Oil and Gas regulations in relation to a comprehensive drilling plan. He said it was always intended to be voluntary on the operator's part.

County Attorney, David Baumgarten advised the commissioners not to open up litigation with the state or operators. He suggested instead that all the existing information be collected by staff, for review. He said doing this before any change to our regulations would be prudent. Forrest agreed putting together an inventory of what studies, etc. currently exist should be a first step.

Starkebaum noted the BLM and Forest Service are not looking at oil and gas permits on an individual site basis, they are looking at a larger scale.

Staff was directed to collect all the information currently available. Staff will provide an inventory of available information. This will facilitate the conversation of what we are missing.

Update – current LUR amendments

The BOCC will conduct a public hearing to consider deleting the Large Parcel Incentive Process (LPIP), they will also consider eliminating the 600 sq. ft. residential structure requirement.

The staff will be reviewing the *Gunnison County Land Use Resolution* (LUR) to see what is redundant, ambiguous, or has no use.

Update-Long Range Planning Projects

Forrest explained the One Valley Prosperity Project committee members have met people in coffee shops, bars and offices to talk to community members about their wants and needs for the community. The committee has placed chalkboards around the community, to get input. One of the primary concerns has been the need for good jobs. The committee members will conduct a meeting at Western, April 20, 2015. They will also meet high school students in both Crested Butte and Gunnison.

The committee will listen to the community, trying to pair their concerns with real opportunities. They will be moving into the data phase to determine the trends. Venard suggested stepping back to define prosperity in a larger way than just economics, and include health and happiness.

Forrest noted the Planning office is considering updating the County Comprehensive Plan. They could take advantage of the information collected by the OVPP. This could possibly start in 2016, depending on budget constraints.

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10:07:05 AM **Red Feather Ranch Subdivision:** The Planning Commission conducted a work session with no action. They discussed the request is for the subdivision of 18.9-acres into three single-family residential lots. The project is located approximately one mile southeast of the Town of Crested Butte, southeast of County Road 738 (Brush Creek Road), legally described as the S1/2SE1/4NE1/4 Section 12, Township 14 South, Range 86 West, 6th P.M. Application #LUC-14-00011.

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission; Kent Fulton, Jeremy Rubingh, Tom Venard, A.J. Cattles, Molly Mugglestone and John Messner.

Present representing County staff; Assistant Director of Community Development, Neal Starkebaum and Administrative Service Manager, Beth Baker.

Present representing the application; Mike Wright.

Wright explained the application. It is an 18.9 acre parcel next to Larkspur Subdivision, just south of the Town of Crested Butte. They are requesting a three lot subdivision of the parcel. There is a high density subdivision, Butte Pastures, to south of this project.

Cattles asked if the lots could have a secondary residence; Starkebaum said yes, it is a permitted use, but it would require an owner to apply for a Land Use Change for a secondary residence.

Starkebaum said each parcel has an individual well and septic system, and the applicant will need additional augmentation water. He added Public Works Director Marlene Crosby has said the road was built to County standards.

The Commission will conduct a site visit immediately following this work session.

There will be a joint public hearing conducted May 1, 2015. The commission directed staff to prepare a recommendation of approval for the May 1, 2015 Planning Commission work session following the public hearing.

Red Feather Ranch Subdivision-site visit/no action.

No minutes were taken.

1:14:46 PM **Vista Business Park, Preliminary Plan;** The Planning Commission conducted a work session with no action. They discussed the request for the subdivision of 13 lots, approximately 1.1 to 2.5 acres in size, to be developed as an industrial and commercial development, with ancillary residential use on some lots. The subject property is 28 acres, adjacent to Highway 50, approximately 4 miles east of the City of Gunnison. **LUC-11-00035**.

With a quorum present Chairman Fulton opened the work session.

Present representing Planning Commission; Kent Fulton, Jeremy Rubingh, Tom Venard, A.J. Cattles, Molly Mugglestone and John Messner.

Present representing County staff; Senior Planner, Cathie Pagano and Administrative Service Manager, Beth Baker.

Present representing the applicant; Hal Hearn, engineer Norm Whitehead, attorney Kendal Burgermeister, and Steve Curtiss.

Hearn explained his preliminary plan. This is a 28-acre parcel between two existing industrial parks. The BOCC designated the area as suitable for industrial use in 2012, by resolution. It will be phased development, lots to the east side will be residential with industrial, and light industrial, lots one through five will be designated for heavy industrial. He wants to be flexible, to allow for adjustment of the buffer zone between industrial and heavy industrial.

He noted CDOT did not want the park to use Industrial Park Rd., so they will use Vader Lane, with a turn lane. He said after the sale of six to eight lots they will put in the right turn lane.

He said the water supply is adequate; six shared wells are decreed. They will augment with the pond on the property. This plan has been approved in Water Court. They have applied to change six shared wells to 12 individual well, but are unsure if that will be approved.

Public Works Director, Marlene Crosby, submitted comments and stated that based on the type of traffic and combined commercial/ industrial use, she suggests paving be required. At the very least, there should be a requirement for dust mitigation.

The County Environmental Health Official, Crystal Lambert, has said that onsite wastewater treatment systems seem feasible, some lots may have to have a raised leach field.

The HOA will be set up have the power to impose assessments on the lot owners to cover expenses. Provided a snow removal easement on Hearn's lot snow removal equipment through lot 3 without going on the highway.

The City of Gunnison and Gunnison Fire District have not submitted their comments yet.

Hearn said they will have two dry hydrants for fire suppression, using the augmentation pond.

Pagano suggested the commission seriously consider the proposed uses of these lots, and review the covenants closely.

The commission will conduct a site visit, at the next meeting with the applicant.

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Fulton adjourned the meeting at 2:30 P.M.

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/S/ Beth Baker
Community Development Department Services Manager
Gunnison County Community Development Department